023.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,089,500 / 1,089,500
					USE VALUE:	1,089,500 / 1,089,500
					ASSESSED:	1,089,500 / 1,089,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8	-10	HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HENDERSON ST PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	12 BREWSTER RD
Street 2:	
Twn/City:	FRAMINGHAM
St/Prov:	MA Cntry: Own Occ: N
Postal:	01701 Type:

PREVIOUS OWNER

Owner 1:	DIEB AMMAR M -
Owner 2:	-
Street 1:	11 PRICE ST
Twn/City:	HOPKINTON
St/Prov:	MA Cntry:
Postal:	01748

NARRATIVE DESCRIPTION

This parcel contains 5,375 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1870, having primarily Asbestos Exterior and 3479 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5375.000	624,500		465,000	1,089,500
Total Card	0.123	624,500		465,000	1,089,500
Total Parcel	0.123	624,500		465,000	1,089,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.16 | /Parcel: 313.1

Legal Description

User Acct

15110

GIS Ref

GIS Ref

Insp Date

07/21/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 023.0-0003-0011.0

!1897!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	624,600	0	5,375.	465,000	1,089,600	1,089,600	Year End Roll	12/18/2019
2019	105	FV	459,000	0	5,375.	494,100	953,100	953,100	Year End Roll	1/3/2019
2018	105	FV	459,000	0	5,375.	360,400	819,400	819,400	Year End Roll	12/20/2017
2017	105	FV	431,400	0	5,375.	313,900	745,300	745,300	Year End Roll	1/3/2017
2016	105	FV	431,400	0	5,375.	267,400	698,800	698,800	Year End	1/4/2016
2015	105	FV	386,100	0	5,375.	261,600	647,700	647,700	Year End Roll	12/11/2014
2014	105	FV	386,100	0	5,375.	215,100	601,200	601,200	Year End Roll	12/16/2013
2013	105	FV	401,100	0	5,375.	204,600	605,700	605,700		12/13/2012

PRINT

Date	Time
12/10/20	17:26:41

LAST REV

Date	Time
08/22/17	08:32:22

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1897

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIEB AMMAR M,	60814-195		12/24/2012	Convenience	1	No	No		
HENDERSON ST PR	60573-225		11/27/2012	Convenience	1	No	No		
DIEB AMMAR M,	59159-462		5/25/2012	Convenience	1	No	No		
HENDERSON ST PR	52433-526		3/19/2009	Family	99	No	No		
DIEB AMMAR	50340-484		11/13/2007	Family	1	No	No		
PERGANTIS MICHA	29464-160		10/31/1994		182,000	No	No		Y

USER DEFINED

Prior Id # 1:	15110
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2004	1187	Re-Roof	15,000					construct front de
8/13/1996	385		3,900					RENOVATIONS
7/24/1996	346		40,000					21X21 2 ST ADDITIO

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
6/13/2005	Permit Visit	BR	B Rossignol
2/5/2000	Missed Appt.	264	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5375		Sq. Ft.	Site		0	80.	1.08	1									465,002						465,000	

Total AC/HA: 0.12339 | Total SF/SM: 5375 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 465,002 | Spl Credit | Total: 465,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	4 - Vinyl	25	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1870	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.95181084
Const Adj.:	0.96942967
Adj $ / SQ:	156.861
Other Features:	162500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	767232
Depreciation:	142705
Depreciated Total:	624526

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	5	2	
Totals			
3	15	6	

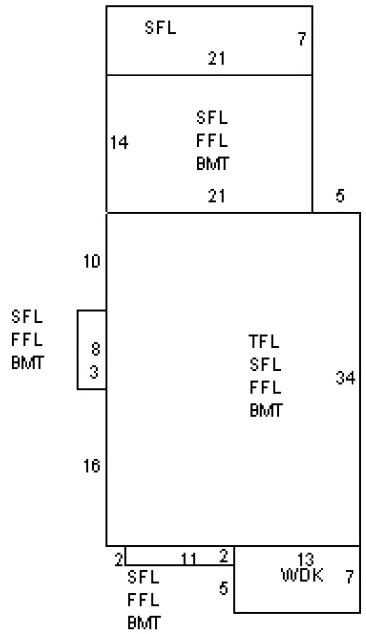
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	156.86
Special Features:	0	Val/Su Net:	130.27
Final Total:	624500	Val/Su SzAd	179.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,371	156.860	215,057
BMT	Basement	1,224	47.060	57,599
FFL	First Floor	1,224	156.860	191,998
TFL	Third Floor	884	156.860	138,665
WDK	Deck	91	15.510	1,411

	Net Sketched Area:	4,794		Total:	604,730
Size Ad	3479	Gross Are	4794	FinArea	3479

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

023.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	